

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Casa Verde Townhomes PSP

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Bryan Potts *BP* **CONTACT:** Brian Walker *Brian Walker* EXT. 7337

**Agenda Date** 11/01/06 **Regular** ☒ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for the Casa Verde Subdivision, located on Lake Blvd. South of W. 25<sup>th</sup> Street, in Section 3, Township 20, Range 30.

District 5 – Carey

(Brian M. Walker – Planner)

**BACKGROUND:**

The applicant, Pinecrest Development, is requesting preliminary subdivision approval for a 24 lot single family residential subdivision consisting of townhomes. The project site is 2.78 acres +/- in size and zoned as a PUD not to exceed 10 units per net buildable acre.

The proposed subdivision will be served by Seminole County water and sewer.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Casa Verde Townhome Subdivision.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

DR No. 06-05500014  
Parcel ID#:  
03-20-30-300-0100-0000



## SEMINOLE COUNTY 6/29/06

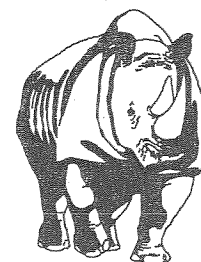
### OVERALL DESCRIPTION

That part of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of the Northwest  $\frac{1}{4}$  of Section 3, Township 20 South, Range 30 East, and run S001°3'45"E along the East line of said Northwest  $\frac{1}{4}$  for a distance of 120.00 feet to the Southeast corner of lands described in Official Records Book 3122, Page 1138, of the Public Records of Seminole County, Florida, being on the Westerly line of Casa Verde Boulevard and the POINT of BEGINNING; thence continue S007°3'45"E along said right of way line for a distance of 150.82 feet to the point of curvature of a curve concave North, having a radius of 1188.16 feet and a central angle of 07°38'05"; thence run Southeastwardly along said curve for a distance of 073.06 feet to the Southeast corner of said TROCT AC, A, CHASE GROVES UNIT 1, according to the Plat thereof as recorded in Plat Book 44, Pages 24 through 28, of said Public Records; thence run N89°57'49"W along the North line of said TROCT AC and the North line of CHASE GROVES UNIT 3, as recorded in Plat Book 57, Pages 48 and 49, of said Public Records for a distance of 100.00 feet to the Southeast corner of said TROCT AC, A, CHASE GROVES UNIT 3, as recorded in Plat Book 4658, Page 926 of said Public Records and the Southerly prolongation thereof for a distance of 100.00 feet to the Northeast corner of said lands; thence run N89°57'08"W along the North line of said lands for a distance of 385.00 feet to the Northwest corner thereof; thence run N00°02'52"E along the Easterly right of way line of Lake Boulevard South (an 80' wide right of way) for a distance of 80.00 feet to the Southwest corner of the aforesaid Official Records Book 3122, Page 1138; thence run S89°57'49"E along the South line of said Official Records Book 3122, Page 1138, for a distance of 393.06 feet to the POINT of BEGINNING

ALSO:  
Begin 170 feet South of the Northwest corner of Block 3 of Bel-Air as recorded in Plat Book 8, Page 46, Public Records of Seminole County, Florida, said Point being 200 feet South of the Township line between Township 19 and 20 South, thence run South 127.23 feet to the PC of a curve to the right having a central angle of 44° and a radius of 280 feet; thence along said curve a chord distance of 99.25 feet; thence East 402.55 feet, thence North 225 feet, thence West 385 feet to the point of beginning.

PH (407) 869-1000

[illegible]

431 E. HORATIO AVENUE, SUITE 260  
MAITLAND, FLORIDA 32751  
PHONE (407) 629-8330  
FAX (407) 629-8336

This is a detailed street map of a residential area. A black rectangle highlights a specific location on the map, near the intersection of Lake Mead and the road leading to Chase Groves. The map includes labels for streets such as Dogwood, Country, Brent, Valencia, Loch Arbor, and others. A highway shield for 417 is also visible.

AUG 23 2006

## TRACT TABLE

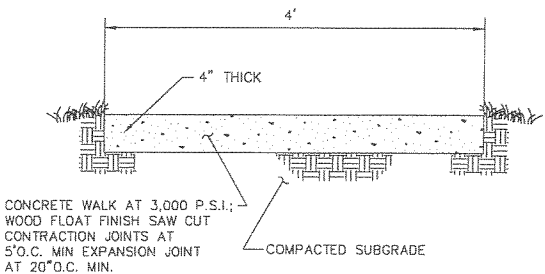
TRACT	TRACT USE	ACREAGE	PERCENT	OWNERSHIP
A	ROAD RIGHT-OF-WAY	0.32 AC.	11.51%	SEM. CO.
B	OPEN SPACE / LANDSCAPE BUFFER / COMMON AREA	0.56 AC.	20.14%	H.O.A.
C	RETENTION/OPEN SPACE	0.62 AC.	22.30%	H.O.A.
D	OPEN SPACE	0.03 AC.	1.08%	H.O.A.
E	OPEN SPACE	0.03 AC.	1.08%	H.O.A.
F	OPEN SPACE	0.05 AC.	1.80%	H.O.A.
	FEE SIMPLE TOWNHOMES	1.04 AC.	37.41%	
	SIDEWALK/STABILIZED TURN AROUND	0.13 AC.	4.68%	
	TOTAL SITE AREA:	2.78 AC.	100%	

## NET BUILDABLE AREA CALCULATION

GROSS SITE AREA	2.78 AC.
EXTERNAL R/W DEDICATIONS	0.00 AC.
NONRESIDENTIAL OUTPARCELS	0.00 AC.
WETLANDS	0.00 AC.
100-YEAR FLOODPLAIN	0.00 AC.
PUBLIC ROAD R/W	0.00 AC.
PRIVATE ROAD R/W	0.00 AC.
DRIVE AISLES (EXCL. ALLEYS)	0.00 AC.
LAKES	0.00 AC.
TRANSMISSION LINE EASEMENTS	0.00 AC.
NET BUILDABLE AREA	2.46 AC.

## OPEN SPACE CALCULATION

GROSS SITE AREA	2.78 AC.
REQUIRED EXTERNAL R/W DEDICATIONS	0.00 AC.
PUBLIC OR PRIVATE R/W	0.32 AC.
DRIVE AISLES FOR NON-RECREATIONAL USES	0.00 AC.
PARKING AND PAVED AREAS (UNLESS ASSOCIATED WITH A RECREATIONAL "MENIT")	0.13 AC.
RESIDENTIAL LOTS (PLATTED)	1.04 AC.
RESIDENTIAL BUILDING FOOTPRINTS (IF UNPLATTED)	0.00 AC.
OUTPARCELS	0.00 AC.
RETENTION (NOT AMENITIZED)	0.00 AC.
UTILITY TRACTS/FACILITIES (I.E. LIFT STATION)	0.00 AC.
UPLAND COMMON AREAS LESS THAN 15' IN WIDTH (UNLESS DEVELOPED WITH PEDESTRIAN, BICYCLE, OR HORSE TRAILS)	0.00 AC.
REQUIRED BUFFER AREAS	0.24 AC.
TRANSMISSION LINE EASEMENTS (NOT CONTAINING REC. AMENITIES)	0.00 AC.
"USABLE" OPEN SPACE AREA	1.05 AC.
OPEN SPACE REQUIRED (35% GROSS SITE AREA)	0.97 AC.



907 CONCRETE WALK  
- N.T.S.

## PROJECT TEAM MEMBERS:

## OWNER / DEVELOPER

PINECREST DEVELOPMENT  
457 CHINAHILL COURT  
APOPKA, FL 32712  
PHONE: (407) 869-1000

## SURVEYOR

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2153  
ALTAMONTE SPRINGS, FL 32714  
PHONE: (407) 774-8372

## ENGINEER

MADDEN ENGINEERING, INC.  
431 E. HORATIO AVE., SUITE 260  
MAITLAND, FLORIDA 32751  
PHONE: (407) 629-8330

## UTILITY PROVIDERS:

## RECLAIMED WATER:

CITY OF SANFORD  
P.O. BOX 2847  
SANFORD, FL 32772  
PH: 407-330-5640

## WATER AND WASTE WATER:

SEMINOLE COUNTY  
500 W. LAKE MARY BLVD.  
SANFORD, FL 32773  
PH: 407-685-2026

## PARKING SPACES REQUIRED/PROVIDED

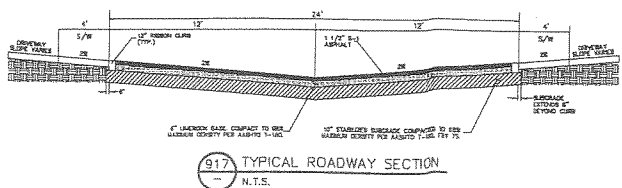
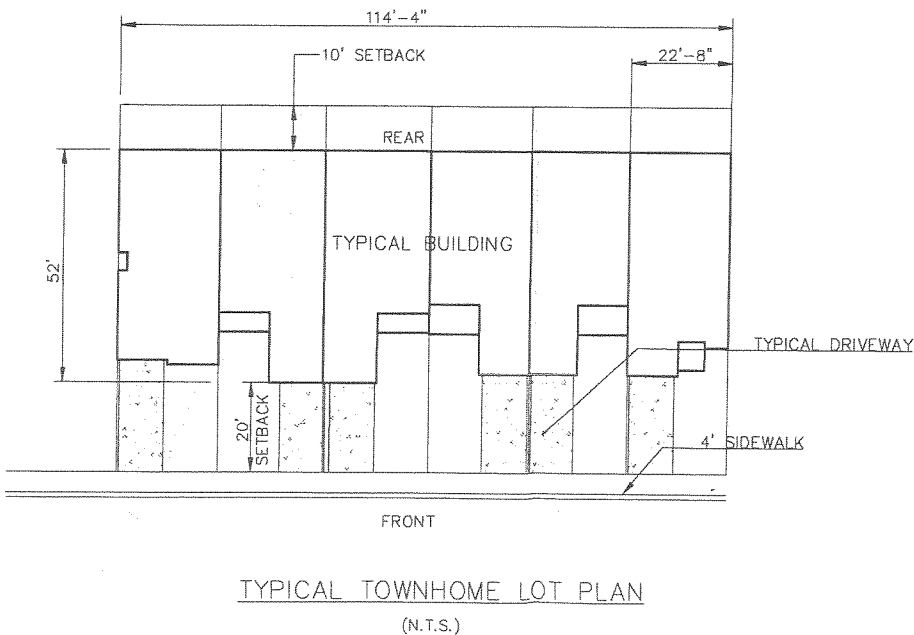
REQUIRED PARKING:  
PARKING SPACES REQUIRED = 2 SPACES PER UNIT + 1 VISITOR SPACE PER 3 UNITS  
REQUIRED ON LOT RESIDENT PARKING = 2 X 24 UNITS = 48 SPACES  
REQUIRED VISITOR SPACES = 24 UNITS X 1 = 8 SPACES  
TOTAL PARKING SPACES REQUIRED = 56 SPACES

PARKING PROVIDED:  
ON-LOT PARKING SPACES = 1 DRIVEWAY SPACE X 24 UNITS = 24 SPACES  
ON-LOT PARKING SPACES = 1 GARAGE SPACE X 24 UNITS = 24 SPACES  
VISITOR PARKING SPACES = 8 SPACES TOTAL  
TOTAL PARKING PROVIDED = 56 SPACES

## FIRE SPRINKLER NOTES

THE REQUIREMENTS BELOW APPLY TO BUILDINGS THAT ARE TO BE SPRINKLED ONLY.

- A CLASS FIVE CONTRACTOR REQUIRED TO INSTALL LINES.
- THE FIRE LINE FOR SPRINKLED BUILDINGS STARTS AT THE DOUBLE DETECTOR CHECK VALVE.
- NO OTHER WATER CONNECTION SHALL BE OFF OF THE FIRE LINE.
- THE FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 200 FEET OF THE HYDRANT.
- ANY FIRE LINE CHARGED BY THE FDC SHALL BE DR-14 PIPE.
- THE ONLY VALVE ALLOWED IN THE FDC LINE IS A CHECK VALVE.
- ALL FIRE LINES SHALL BE INSPECTED BY THE FIRE INSPECTION DEPT. BEFORE BEING COVERED.
- A SEPARATE PERMIT SHALL BE REQUIRED TO INSTALL THE FIRE LINE.



## SITE DATA:

- PARCEL ID NO: 03-20-30-300-0100-0000 & 03-20-30-501-0300-0000
- SITE AREA: 2.78 AC.
- PROPOSED PROJECT SHALL BE TOWNHOMES.
- EXISTING ZONING: PUD  
FUTURE LAND USE PD.
- PER THE FEMA FIRM MAP PANEL NO. 12117C0045 E, DATED APRIL 17, 1995, NO PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE SITE IS DESIGNATED ZONE X.
- GENERAL SERVICES:  
WATER - SEMINOLE COUNTY  
SEWER - SEMINOLE COUNTY  
RECLAIM - CITY OF SANFORD  
SOLID WASTE - WASTE MANAGEMENT  
PUBLIC SCHOOLS - SEMINOLE COUNTY
- UTILITIES AND STORMWATER SYSTEM TO BE DESIGNED TO MEET APPLICABLE SEMINOLE COUNTY, FDOT, AND SURVMD REQUIREMENTS.
- SCHOOL AGE CHILDREN:  
ELEMENTARY: (24 DU x 0.115 CHILD/DU) = 3 CHILDREN  
MIDDLE: (24 DU x 0.053 CHILD/DU) = 2 CHILDREN  
HIGH SCHOOL: (24 DU x 0.057 CHILD/DU) = 1 CHILDREN  
TOTAL: 6 SCHOOL AGE CHILDREN
- FIRE PROTECTION WILL BE DESIGNED IN ACCORDANCE WITH SEMINOLE COUNTY REQUIREMENTS.
- OPEN SPACE WILL BE PROVIDED PER SEMINOLE COUNTY LOC.
- A MANDATORY HOA WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
- THE FOLLOWING SERVICE DEMANDS WILL BE REQUIRED:  
TRAFFIC - 24 UNITS X 9.6 TRIPS/UNIT = 230 TRIPS  
WATER - 24 UNITS X 350 GPD/UNIT = 8,400 GPD  
SEWER - 24 UNITS X 300 GPD/UNIT = 7,200 GPD  
SCHOOLS - SEE NOTE B  
TRAFFIC ANALYSIS WILL BE SUBMITTED AT FINAL ENGINEERING
- UTILITY EASEMENTS WILL BE DEDICATED TO SEMINOLE COUNTY AND SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY. ALL UTILITY LINES TO HAVE LOCATOR TAPE AND 15' BLANKET EASEMENT ALONG EDGE OF PAVEMENT.
- 4' SIDEWALKS WILL BE PROVIDED ALONG BOTH SIDES OF ALL INTERNAL DRIVEWAYS. THESE SIDEWALKS WILL BE LINKED TO THE PROPOSED SIDEWALK ALONG THE PROJECT FRONTAGE ON CASA VERDE BLVD. THIS REQUEST IS CONSISTENT WITH OTHER RECENTLY APPROVED TOWNHOME PROJECTS.
- PROPOSED LOT SETBACKS:  
FRONT - 20' FROM E.O.P. OR B.O.S.  
SIDE - 0' EXCEPT 20' BETWEEN BUILDINGS.  
REAR - 10'
- PROPOSED BUILDING SETBACKS:  
SIDE STREET = 25 FT.  
FROM SOUTH PROP. LINE = 50 FT.
- AS SHOWN ON THE SURVEY BY SHANNON SURVEYING, THERE ARE NO WETLANDS ON THE SITE.
- A 2' REAR YARD SETBACK WILL APPLY FOR SCREEN ENCLOSURE/PATIOS.
- UNITS WILL NOT HAVE SECOND STORY BALCONIES.
- PROJECT HAS ENTRANCE RIGHTS IN EXISTING WALL EASEMENT FOR BRICK WALL ON CASA VERDE BLVD. EXISTING EASEMENT #2254-1231 RECORDED 1-30-90 FOR CASA VERDE WALL.
- THIS NOTE HAS BEEN REMOVED PER SEMINOLE COUNTY COMMENTS.
- A LANDSCAPE PLAN WILL BE SUBMITTED AT FINAL ENGINEERING TO MEET THE SEMINOLE COUNTY LOC REQUIREMENTS AND AT LEAST 4 CANOPY TREES PER 100 LINEAR FEET ALONG THE SOUTHERN PROPERTY LINE.
- THE EXISTING POND EASEMENT WILL BE VACATED AND A NEW RETENTION POND EASEMENT WILL BE DEDICATED TO SEMINOLE COUNTY.
- MINIMUM LIVING AREA = 1,200 S.F. (NOT INCLUDING GARAGE).
- ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS WILL MEET THE APPLICABLE CODES OF SEMINOLE COUNTY. SEMINOLE COUNTY DETAILS WILL BE UTILIZED ON THE FINAL ENGINEERING PLANS.
- BUILDINGS THAT REQUIRE MORE THAN 150' OF FIRE HOSE FOR PROVIDING FIRE SERVICE WILL BE SPRINKLED.

## DEVELOPMENT ORDER CONDITIONS:

- ALL TOWNHOUSE UNITS SHALL BE LOCATED ON INDIVIDUAL PLATTED LOTS.
- BALCONIES SHALL BE PROHIBITED WHERE ADJUTING THE SOUTHERN BOUNDARIES OF THE DEVELOPMENT.
- DENSITY WITHIN THE DEVELOPMENT SHALL BE LIMITED TO TEN (10) UNITS PER NET BUILDABLE ACRE.
- FRONT WALLS OF THE TOWNHOUSE UNITS SHALL BE STAGGERED.
- NO ACCESSORY BUILDINGS SHALL BE ALLOWED ON INDIVIDUAL TOWNHOUSE LOTS.
- THE DEVELOPER SHALL PROVIDE A PEDESTRIAN SIDEWALK SYSTEM WHICH PROVIDES ACCESS THROUGHOUT THE DEVELOPMENT AS WELL AS CONNECTING TO EXISTING SIDEWALKS OUTSIDE THE DEVELOPMENT.
- THE DEVELOPER SHALL CONTINUE THE EXISTING PEDESTRIAN SIDEWALK ALONG LAKE BOULEVARD FRONTAGE TO CONNECT TO THE EXISTING PEDESTRIAN SIDEWALK ALONG COUNTY ROAD 46A.
- ALL LANDSCAPE BUFFERS, WALLS, FENCES, AND COMMON AREAS SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. LANDSCAPE PLANTINGS SHALL MEET MINIMUM CODE REQUIREMENTS ACCORDING TO SECTION 30.1232 OF THE LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL INSTALL AND MAINTAIN A 6' FOOT TROUGH IRON FENCE WITH BRICK COLUMNS AND ADDITIONAL LANDSCAPING, OR A 6' BRICK WALL ALONG THE NORTHERN AND SOUTHERN BOUNDARIES OF THE PROPERTY, LAKE BOULEVARD AND 46A.
- THE DEVELOPER SHALL COMPLY WITH ALL ACTIVE/PASSIVE BUFFER REQUIREMENTS AS OUTLINED IN SECTION 30.1232 OF THE LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL PRESERVE THE EXISTING CANOPY TREES ALONG THE EASTERN BUFFER AND ALIGNMENT THEM WITH FOUR (4) UNDERSTORY TREES PER 100 LINEAR FEET. THE UNDERSTORY TREES SHALL BE 8 TO 10-FEET TALL WITH 3 TO 4-FOOT SPREAD AND ONE AND A HALF (1.50) TO (2) INCHES IN DIAMETER AT TIME OF PLANTING. THE LANDSCAPE MATERIAL SHALL BE INSTALLED ALONG THE EXISTING PLANT BED ON THE EAST SIDE OF THE EXISTING BRICK WALL.
- ALL REQUIRED CANOPY TREES SHALL BE THREE (3) INCHES IN DIAMETER AS MEASURED 1-FOOT ABOVE THE GROUND AT TIME OF PLANTING.
- THE DEVELOPER SHALL PRESERVE THE EXISTING BRICK WALL ALONG THE EASTERN BUFFER EXCEPT FOR THE ENTRANCE AREA FOR THE PROPOSED DEVELOPMENT. THE DEVELOPER SHALL PROVIDE A PLAN THAT DEPICTS THE PROPOSED ENTRANCE DESIGN FOR THE DEVELOPMENT TO BE REVIEWED AND APPROVED AS PART OF THE FINAL MASTER PLAN PROCESS.
- THE DEVELOPER SHALL PROVIDE RECREATIONAL FACILITIES ACCESSIBLE TO THE RESIDENTS OF THE DEVELOPMENT PER SECTION 30.445 (1) (5) OF THE LAND DEVELOPMENT CODE.
- OUTDOOR LIGHTING SHALL CONSIST OF CUTOFF-SHOEBOX STYLE FIXTURES AND SHALL BE LIMITED TO 16- FEET IN HEIGHT, AND NO MORE THAN 0.5 FOOT CANDLES IN INTENSITY AT THE PROPERTY LINES PER SECTION 30.1234 OF THE LAND DEVELOPMENT CODE.
- EXISTING TREES THAT ARE PRESERVED DURING CONSTRUCTION MAY SATISFY APPLICABLE LANDSCAPING REQUIREMENTS WHERE THEY ARE LOCATED IN BUFFER AREAS.
- A MINIMUM OF 2.33 PARKING SPACES PER UNIT SHALL BE PROVIDED FOR EACH PLATTED LOT. STORAGE OF RECREATION VEHICLES, BOATS ON TRAILERS, OR TRAILERS OF ANY KIND MUST BE ACCOMMODATED OFF-SITE.
- GARAGES SHALL NOT BE CONVERTED TO LIVING SPACE.
- SCREENED PATIOS/PORCHES WILL BE SUBJECT TO A TWO-(2') FOOT SETBACK FROM THE REAR LOT LINE.
- INGRESS/EGRESS TO THE DEVELOPMENT SHALL BE LIMITED TO CASA VERDE BOULEVARD. THE DEVELOPMENT'S INTERNAL ROADWAY SHALL MEET THE SEMINOLE COUNTY LAND DEVELOPMENT CODE SUBDIVISION STANDARDS FOR PAVEMENT COMPOSITION AND ROADWAY DESIGN.
- NO TOWNHOUSE UNIT SHALL EXCEED A HEIGHT OF THIRTY-FIVE-(35) FEET OR 2 STORIES, OR SHALL CONSIST OF LESS THAN 1,200 SQUARE FEET IN SIZE.



MADDEI  
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CIVIL ENGINEER

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NOTES AND DETAILS  
FOR  
CASA VERDE TOWNHOMES

CLIENT  
PINECREST DEVELOPMENT  
457 CHINAHILL COURT  
APOPKA, FL 32712  
PH: (407) 869-1000

ENGINEER IN CHARGE:  
CHADWYCK H. MEDHEAD P.E. (461781)

DATE	REVISION	BY	REMARKS
4/10/06	1	CHM	ISSUED FOR PERMITS

JOB # 25113  
DATE: 4/10/06  
SCALE: NTS  
DESIGNED BY: DAS  
DRAWN BY: DAS  
APPROVED BY: CHM

